



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 90
Exterior Wall	21	STONE 10
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	11	CLAY TILE 70
Interior Floor	12	HARDWOOD 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100

Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA
		04
NEIGHBORHOOD/LOC	4043.00	

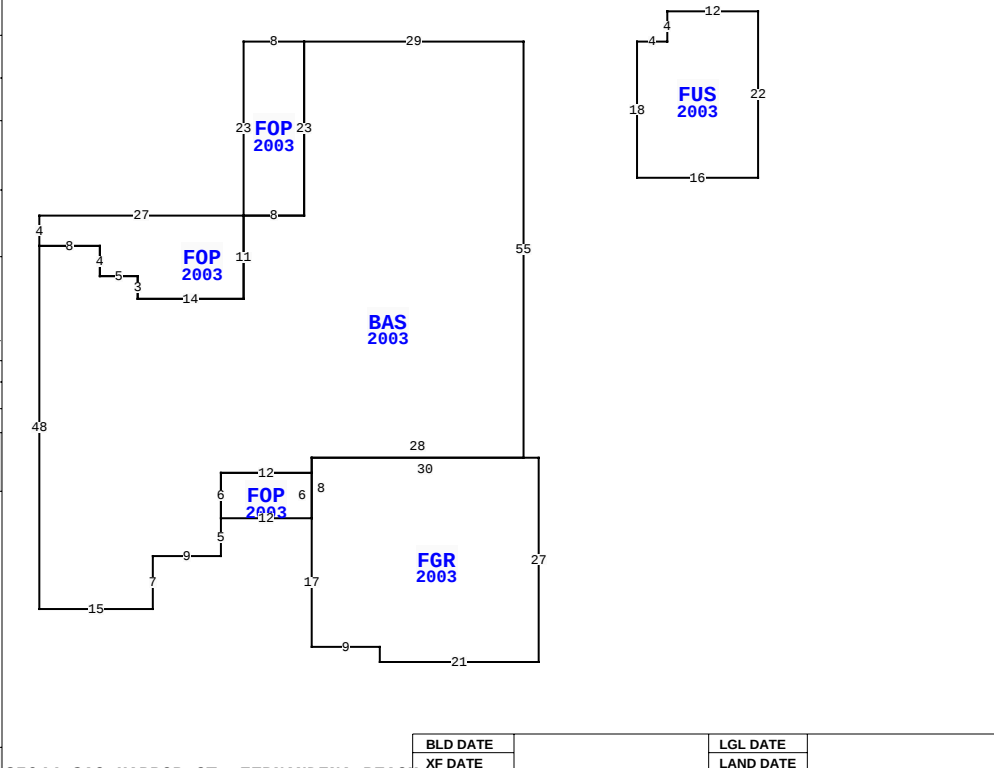
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,930	100	2,930	369,127
FGR	792	55	436	54,928
FOP	72	30	22	2,772
FOP	184	30	55	6,929
FOP	226	30	68	8,567
FUS	336	100	336	42,330

TOTALS	4,540		3,847	484,653
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	
2	0812	CONCRETE C	0	100	0	0	1,563.00	SF	4.00	4.00	
3	0861	POOL GUNIT	0	100	0	0	398.00	SF	85.00	85.00	
4	0877	JACUZZI	0	100	0	0	1.00	UT	2,000.00	2,000.00	
5	0871	POOL HTR R	0	100	0	0	1.00	UT	2,000.00	2,000.00	
6	0910	SCRN RM L	0	100	0	0	1,321.00	SF	15.00	15.00	
7	0855	CONC PAVER	0	100	0	0	845.00	SF	7.00	7.00	
8	1242	WD DECK A	0	100	20	12	240.00	SF	10.00	10.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	CONSRV
1	000135	C	SFR CNSVTN	100		PUD	0.00	0.00	1.00	LT	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	3,847	111.9825	139.98	538,503	2003	2003	0	0	10.00	90.00
1 SNGL FAM - 100% - 2022											
Heated Area: 3266											
HX Base Yr 2022											



85044 SAG HARBOR CT, FERNANDINA BEACH											
BLD DATE											
XF DATE											
INC DATE											
LGL DATE											
LAND DATE											
AG DATE											

TOTAL OB/XF											
33,145											

NASSAU COUNTY PROPERTY											
PAGE 1 of 1											
VALUATION SUMMARY											
STANDARD											
VALUATION BY											
Tax Group: 4											
Tax Dist:											
BUILDING MARKET VALUE											
484,653											
TOTAL MARKET OB/XF VALUE											
33,145											
TOTAL LAND VALUE - MARKET											
127,500											
TOTAL MARKET VALUE											
645,298											
SOH/AGL Deduction											
241,440											
ASSESSED VALUE											
403,858											
TOTAL EXEMPTION VALUE											
HX HB											
50,000											
BASE TAXABLE VALUE											
353,858											
TOTAL JUST VALUE											
645,298											
NCON VALUE											
0											
INCOME VALUE											
PREVIOUS YEAR MKT VALUE											
625,915											

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0616924	ADDITION	29,800	12/01/2006
B0516134	SWIM POOL	27,500	01/01/2005
B0311059	NEW CONSTR	334,176	04/01/2003

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2458/1220	4/26/2021	WD	Q	I	02	629,000	
GRANTOR:SWARTZ MICHAEL LIVING							
GRANTEE:HENTIGAN MICHAEL D							
1856/1232	5/07/2013	WD	Q	I	02	470,000	
GRANTOR:BIAGINI MICHAEL A & K							
GRANTEE:SWARTZ MICHAEL & DI							

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2003] W29 FOP=[YR=2003] W8 S23 FOP=[YR=2003] W27 S4 E8 S4 E5 S3 E14 N11\$ E8 N23\$ S23 W8 S11 W14 N3 W5 N4 W8 S48 E15 N7 E9 N5 FOP=[YR=2003] E12 FGR=[YR=2003] S17 E9 S2 E21 N27 W30 S8\$ N6 W12 S6\$ N6 E12 N2 E28 N55\$ PTR=E15 FUS=[YR=2003] E4 N4 E12 S22 W16 N18\$ W15\$.											